

1 A RESOLUTION APPROVING FUNDING OF NOT LESS THAN \$1 MILLION IN
2 AMERICAN RESCUE PLAN ACT (“ARPA”) FUNDS TO IMPLEMENT A PILOT
3 PROGRAM TO DEVELOP AND CONSTRUCT A COMMUNITY OF TINY HOMES;
4 DIRECTING THE COUNTY MANAGER IN CONJUNCTION WITH THE DEPARTMENT
5 OF REAL ESTATE AND ASSET MANAGEMENT (“DREAM”) AND THE
6 DEPARTMENT OF COMMUNITY DEVELOPMENT (“COMMUNITY DEVELOPMENT”)
7 TO DEVELOP THE PROGRAM; AUTHORIZING THE COUNTY MANAGER TO
8 IDENTIFY SUITABLE COUNTY-OWNED REAL PROPERTY UP TO 0.5 ACRE FOR
9 USE IN THE PILOT PROGRAM; AND FOR OTHER PURPOSES.

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11 **WHEREAS**, according to the National Low Income Housing Coalition
12 (“NLIHC”), there is a shortage of more than 7 million affordable homes nationally for the
13 nation's 10.8 million extremely low-income families and seventy percent of all extremely
14 low-income families are severely cost-burdened, paying more than half their household
15 income for rent; and

16 **WHEREAS**, in 2016, the U.S. Department of Housing and Urban Development
17 (“HUD”) ranked Georgia the 7th worst state in the nation for affordable housing; and

18 **WHEREAS**, research from the NLIHC shows that housing is the key to reducing
19 intergenerational poverty and increasing economic mobility because access to affordable
20 housing is the most cost-effective strategy for eliminating childhood poverty and
21 increasing economic mobility in the United States; and

22 **WHEREAS**, data from the NLIHC shows that the shortage of affordable housing
23 costs the American economy approximately \$2 trillion annually in lower wages and
24 productivity and slows the Gross Domestic Profit, while increasing access to affordable
25 housing bolsters economic growth and increases earnings; and

26 **WHEREAS**, in light of the foregoing, on July 13, 2022, (Agenda Item #22-0498)
27 the Fulton County Board of Commissioners declared the lack of availability of affordable

housing as an affordable housing crisis in Fulton County, Georgia and other localities;
and

WHEREAS, the COVID-19 pandemic has led to financial uncertainty for many Americans, particularly those with a fixed income, low income, or no income; and

WHEREAS, this economic uncertainty coupled with rising inflation and the lack of affordable housing has made many Fulton County residents increasingly susceptible to housing insecurity and possible homelessness; and

WHEREAS, an emerging affordable housing strategy used to combat housing insecurity and potential homelessness is the construction of “tiny homes”, which are generally defined as homes with less than 500 square feet of living area; and

WHEREAS, tiny homes offer not only an alternative to more expensive housing options, but also offer traditional neighborhood designs that are sustainable and support minimalist living trends; and

WHEREAS, the Board of Commissioners adopted Resolution 21-0221 on March 17, 2021 promulgating Fulton County’s acceptance of federal funds available to Fulton County from the American Rescue Plan Act of 2021 (“ARPA”)(H.R. 1319, 117th Cong.)(2021); and

WHEREAS, on April 1, 2022, the U.S. Department of the Treasury (“Treasury”) issued its “Final Rule”, regarding the use of ARPA funds with guidelines, rules, and directives to recipients of ARPA funds; and

WHEREAS, in its Final Rule, Treasury advises that the purpose of ARPA is to provide a substantial infusion of resources to assist in the pandemic response, including rebuilding a stronger, more equitable economy as the country recovers; and

1 **WHEREAS**, in its Final Rule, Treasury has determined that programs or services
2 that address housing insecurity, lack of affordable housing, or homelessness are
3 enumerated eligible uses directly responsive to the negative economic impacts
4 experienced by both disproportionately impacted and impacted households; and

5 **WHEREAS**, Fulton County Code of Laws (“FCC”) § 1-117 gives the Board of
6 Commissioners exclusive authority over the affairs of the County; and

7 **WHEREAS**, pursuant to O.C.G.A. § 36-1-19.1, Fulton County is authorized and
8 empowered under the laws of the State of Georgia to appropriate money for the making
9 of any grant or contribution for purely charitable purposes, with such purposes being
10 defined to include educational purposes; and

11 **WHEREAS**, pursuant to FCC § 2-152, the County Manager has the duty “to
12 conduct, supervise and administer all county affairs, subject only to the general law, to
13 rules prescribed by the [Board of Commissioners], and subject to the right of the [Board
14 of Commissioners] to review, repeal or modify any action of the [County Manager] which
15 is contrary to the general law or such rules ...”; and

16 **WHEREAS**, the Board of Commissioners desires to use a portion of Fulton
17 County’s ARPA funds, in an amount not less than \$1 million, to implement a pilot program
18 to develop a community of tiny homes in Fulton County; and

19 **WHEREAS**, the Board of Commissioners finds it to be in the best interest of the
20 citizens of Fulton County to authorize the County Manager in conjunction with DREAM
21 and Community Development to take all necessary steps to identify a suitable property
22 up to 0.5 acre for the development of a tiny homes pilot program to support from 8 to 12
23 tiny homes.

1 **NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners hereby
2 approves funding of not less than \$1 million in American Rescue Plan Act (“ARPA”) funds
3 to implement a pilot program to develop and construct a community of tiny homes.

4 **BE IT FURTHER RESOLVED**, that the Board of Commissioners hereby
5 authorizes and directs the County Manager in conjunction with DREAM and Community
6 Development to develop and implement the pilot program to develop a community of tiny
7 homes in Fulton County.

8 **BE IT FURTHER RESOLVED**, that the County Manager is authorized to take all
9 necessary steps to identify a suitable property up to 0.5 acre for the development of this
10 tiny homes pilot program.

11 **BE IT FURTHER RESOLVED**, the Chairman is hereby authorized to execute any
12 and all documents necessary or related to the implementation, development and
13 construction of the tiny homes under the pilot program.

14 **BE IT FURTHER RESOLVED**, that prior to execution of any documents, the
15 County Attorney shall approve any and all documents as to form and make any necessary
16 modifications thereto to protect the interest of the County.

17 **BE IT FINALLY RESOLVED**, that this Resolution shall become effective upon its
18 adoption and that all resolutions and parts of resolutions in conflict with this Resolution
19 are hereby repealed to the extent of such conflict.

20
21 **SO PASSED AND ADOPTED**, this 3rd day of August 2022.
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**FULTON COUNTY BOARD OF
COMMISSIONERS**

SPONSORED BY:

Robert L. Pitts, Chairman

ATTEST:

Tonya Grier
Clerk to the Commission

APPROVED AS TO FORM:

Y. Soo Jo
County Attorney

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